

Birdwood Table Farm

Real Estate Auction ★

Located off Birdwood Creek north of Hershey/Sutherland, Nebraska
2 Pivots Cropland, Rangeland, and Total Unit

1 PM Thursday, November 18, 2010 - Holiday Inn Express in North Platte

Procedures

Birdwood Table Farm will be offered as two individual Parcels, and as a total Unit. Multiple rounds of bidding may occur, with direct competition between the parcels and the total. Purchase Agreements, Supplemental Brochure, and Title Insurance Commitment are available for your review from Agri Affiliates prior to the auction.

Terms & Conditions

Terms - Cash sale requires 15% earnest deposit at signing of the Purchase Agreement immediately following the auction. Balance of the purchase price is payable in certified funds at Closing on or before December 2, 2010. **The Purchase Agreement will not be contingent on financing. If Purchaser fails to Close on the Closing date due to financing, Seller may declare Purchase Contract void, Purchaser's earnest deposit forfeited to Seller; or at the Seller's Option, Buyer shall pay interest at the rate of 12% from the date of scheduled Closing until the actual Closing.** Seller to convey title by Warranty Deed; Title Insurance evidencing merchantable title. Cost of the Title Insurance and the Closing Protection Letter by the Title Company shared 50/50 by Seller/Purchaser. Property sells subject to easements, rights-of-way, zoning, and restrictions of record; Free and clear of all liens. Property sells in "as-is" condition; No warranty is expressed or implied as to the adequacy of the water rights, water availability, irrigation equipment or other components.

Possession - At Closing subject to crop lease through December 31, 2010 and stalk grazing through February 28, 2011. Seller shall have the first option to lease any cornstalk grazing for the next 3 crop years.

Taxes - 2010 real estate taxes paid by Seller; 2011 paid by Purchaser.

Minerals - All Owned Oil, Gas, and Mineral rights pass to Purchaser.

Acres - Reported acreages were obtained from Lincoln County USDA -FSA office, and County Assessor. If parcels sell separately, a survey will be completed for legal descriptions only, along the east pivot fence. Cost of survey shared 50/50 by Seller/Purchaser. Property sells without regard to acres. No warranty is expressed or implied as to exact acres. Legal descriptions subject to existing fence/field boundaries.

USDA-FSA - This property does not include any FSA Base Acres.

NRD - The Farm is in the Twin Platte Natural Resource District; and is subject to any regulations of that district.

Seller : Daniel Kelly

Contact Broker for Supplemental Brochure

Listing Agent : Bruce Dodson 308/539-4455

Mike Polk - Loren Johnson - Duane McClain - Jerry Weaver

Appraiser - Tony Eggleston

Broker John Childears - North Platte, Nebraska

308 / 534 - 9240

Gering Office 308/633-5505 Jerry Sloan

Kearney Office 308/234-4969 Bart Woodward

Information in the brochures has been obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Purchasers should verify all information. Announcements day of sale take precedence over printed or oral statements. Agri Affiliates, Inc. and all agents of Broker are acting as Agent of the Seller.

Birdwood Table Farm

. . . is a combination of pivot irrigated cropland and Sandhills rangeland, with excellent county gravel road on the west boundary, 12 miles north of both Hershey & Sutherland, Nebraska - just north of I-80. Irrigation wells and equipment were installed new in 2005, including two 135 acre pivots.

Parcel A: W1/2 and part W1/2E1/2 (surveyed around pivot fence) Section 1-T15N-R33W reserving a 33 ft access easement along the south boundary for the benefit of Parcel B; estimated 325 taxed acres, estimated 2009 taxes \$4,535; 275.3 NRD certified irrigated acres, balance in range corners. Wells G-129929 & G-129930 drilled September 2004: depth 300ft, pumping level 155-160ft, set at 900 gpm; 2 Reinke Electrogator II, 4,621 and 4,936 hours, drops/sprays; 2 Isuzu 6BG1T-A, 4,686 and 4,954 hours; 2 Lima generators; 2 fuel tanks each 2,000 gallon. The livestock submersible well on the center west boundary is reserved for the benefit of Parcel B, including an easement for the pipeline.

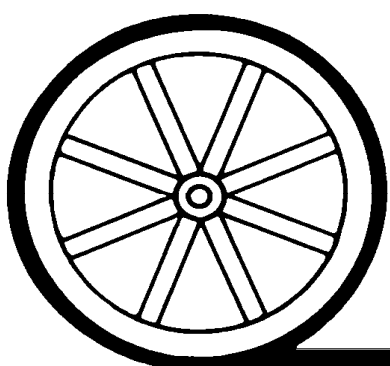
Minimum Bid: \$675,000 (\$2,500 per irrigated acre)

Parcel B: Part E1/2 and part E1/2W1/2 (surveyed around pivot fence) in Section 1-T15N-R33W together with a 33 ft access easement as described above; estimated 315 taxed acres, estimated 2009 taxes \$1,430. Sandhills rangeland. The livestock submersible well on west center boundary of Parcel A is reserved for the use of Parcel B (for the life of the well), with an easement along the pipeline for delivery of water and maintenance.

Minimum Bid: \$105,000 (\$333 per range acre)

Total Unit : 640 Acres - Parcels A & B above

Minimum Bid: \$780,000



AGRI AFFILIATES, INC.

. . . Providing Farm - Ranch Real Estate Services. . .

